

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, November 19, 2010 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

Appeals

- V-10-158** Appeal of **James Cook** of a decision of an administrative officer of the Office of Buildings for an address reassignment. The property is located at **2743 Atwood Road (fka 2740 Atwood Road, N.E.,** fronting 85 feet on the east side of Atwood Drive and beginning 75 feet south of the southeast intersection of Atwood Drive and Pine Tree Drive. Zoned R-4 District (Residential). Land Lot 60 of the 17th District, Fulton County, Georgia.
Owner: James Cook
Council District 7, NPU-B

New Cases

- V-10-127** Application of **Marc Nichlos** for a variance to reduce the east side yard setback from 7 feet to 1 foot, reduce the rear yard setback from 15 feet to 6 feet (credit given for half the width of the alley), and increase the maximum lot coverage from 50% to 57% for a detached garage. The property is located at **559 Orme Circle, N.E.,** fronting 50 feet on the south side of Orme Circle and beginning 444.9 feet northeast of the northeast intersection of Orme Circle and Park Drive. Zoned R-4 (Residential) District. Land lot 52 of the 17th District, Fulton County, Georgia.
Owner: John Metz and Roberta Nemo
Council District 6, NPU-F
- V-10-140** Application of **Nancy Amestoy** for a special exception to reduce the off street parking requirement from 23 spaces to 0 spaces and allow 10 off site spaces at 260 and 268 Clair Drive (within 500 feet of the primary use) for a restaurant. The property is located at **1705 Jonesboro Road, S.E.,** fronting 156.2 feet on the southwest side of Jonesboro Road, bound by Jonesboro Road to the east, Claire Drive to the south and Lakewood Terrace to the west. Zoned C-1-C (Community Business). Land lot 40 of the 14th District, Fulton County, Georgia.
Owner: Carrie Amestoy
Council District 1, NPU-Y
- V-10-142** Application of **Bradley Heppner** for a variance to reduce the north side yard setback from 7 feet to 4 feet for a two story addition to a single family house. The property is located at **1297 Middlesex Avenue, N.E.,** fronting 63 feet on the east side of Middlesex Avenue and beginning 190 feet north of the northeast intersection of Middlesex Road and Courtenay Drive. Zoned R-4 (Residential) District. Land lot 52 of the 17th District, Fulton County, Georgia.
Owner: Cullen Hawkins
Council District 6, NPU-F
- V-10-143** Application of **Herbert Adcock** for a variance to exceed the maximum floor level limitation allowed from 801 to 806 to allow for a single family dwelling. The property is located at **237 Camden Road, N.E.,** fronting 75 feet on the southeast side of Camden Road and beginning 225 feet southwest of the intersection of Camden Road and Brighton Road. Zoned R-4/BL (Residential/BeltLine Overlay) District. Land lot 103 of the 17th District, Fulton County, Georgia.
Owner: Herbert Adcock
Council District 7, NPU-E
- V-10-146** Application of **David Ogram** for a variance to reduce the south side yard setback from 15 feet to 3 feet, reduce the rear yard setback from 30 feet to 11 feet 6 inches and to allow lot coverage to

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, November 19, 2010 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

exceed the maximum 30% to 39.6% (pending approval from BOP) to allow for the expansion of an existing kitchen and a two story addition to an existing single family dwelling. The property is located at **2529 Rivers Road, N.W.**, fronting 116.72 feet on the east side of Rivers Road and beginning 130.76 feet south of the southeast intersection of Rivers Road and Muscogee Avenue. Zoned R-2A (Residential) District. Land lot 112 of the 17th District, Fulton County, Georgia.

Owner: Joseph and Allison Thompson
Council District 8, NPU-B

V-10-147 Application of **Neil Struby** for a variance to reduce the front yards setback from 35 feet to 29 feet 1 inch and reduce the east side yard setback from 7 feet to 3 feet 4 inches for a second story addition. The property is located at **743 Yorkshire Road, N.E.**, fronting 55 feet on the south side of Yorkshire Road and beginning 350.5 feet east of the southeast intersection of Yorkshire Road and McCoy Street. Zoned R-4 (Residential) District. Land lot 52 of the 17th District, Fulton County, Georgia.

Owner: Bruce Cox
Council District 6, NPU-F

V-10-148 Application of **John Scott** for a special exception to allow active recreation in a yard adjacent to a street. The property is located at **3780 Paces Ferry Road, N.W.**, fronting 200 feet on the south side of Paces ferry Road 619 feet southeast of the southeast intersection of Paces Ferry Road and Nancy Creek Road. Zoned R-1 (Residential) District. Land lot 216 of the 17th District, Fulton County, Georgia.

Owner: John Scott
Council District 8, NPU-A

V-10-149 Application of **Richard Pace** for a variance to reduce the north side yard setback from 7 feet to 3 feet to add a second story to an existing detached accessory structure. The applicant also seeks a variance to exceed the maximum floor area of the accessory structure from 30% to 34%. The property is located at **1893 Wycliff Road, N.E.**, fronting 60 feet on the east side of Wycliff Road and beginning 175 feet southeast of the southeast intersection of Wycliff Road and Collier Road. Zoned R-4 (Residential) District. Land lot 110 of the 17th District, Fulton County, Georgia.

Owner: Richard Pace
Council District 8, NPU-E

V-10-150 Application of **Frank Heery** for a variance to reduce the south side yard setback from 7 feet to 2 feet 6 inches, reduce the rear yard setback from 15 feet to 7 feet and increase the maximum lot coverage from 50% to 51.8% for an addition. The property is located at **2188 Willow Avenue, N.E.**, fronting 50 feet on the northwest side of Willow Avenue and beginning 80 feet north of the northwest intersection of Willow Avenue and Fairhaven Circle. Zoned R-4 (Residential) District. Land lot 111 of the 17th District, Fulton County, Georgia.

Owner: William Brovebill, Jr.
Council District 7, NPU-B

V-10-151 Application of **Matthew Dowling** for a variance to allow a business identification wall sign to exceed the 30 ft height maximum to 119 ft. 6 inches (south façade) and to 143 ft 7 inches (east façade). The property is located at **1800 Howell Mill Road, N.W.**, fronting 100 feet on the west side of Howell Mill Road and beginning 105.1 feet north of the northwest intersection of Howell

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, November 19, 2010 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

Mill Road and Spring Grove Avenue. Zoned C-1 District (to be used for advertising purposes).
Land lot 152 and 153 of the 17th District, Fulton County, Georgia.

Owner: Carter H. M. Mobi, LLC.

Council District 9, NPU-D

- V-10-152** Application of **Martha Goodman** for a special exception to allow active recreation in a yard adjacent to a street. The property is located at **4524 Sentinel Post Road, N.W.**, fronting 174.65 feet on the southwest and beginning at the southeast intersection of Sentinel Post Road and Whitewater Creek Road. Zoned R-1 (Residential) District. Land lot 216 of the 17th District, Fulton County, Georgia.
Owner: Carl and Claudia Stimmel
Council District 8, NPU-A
- V-10-153** Application of **Charles Shook** for a variance to reduce the north side yard setback from 10 feet to 4.5 feet to add a two story porte cohere and room addition and allow for a parking pad and turnaround. The property is located at **967 Eulalia Road, N.E.**, fronting 70 feet on the south side of Eulalia Road and beginning 551 feet east of the southeast intersection of Eulalia Road and Roxboro Road. Zoned R-3 (Residential) District. Land lot 9 of the 17th District, Fulton County, Georgia.
Owner: Charles Shook
Council District 7, NPU-B
- V-10-154** Application of **Garrett Coley** for a special exception to reduce the off street parking requirement from 31 spaces to 10 spaces for conversion of an existing office and addition of a restaurant. The property is located at **1650 Jonesboro Road, S.E.**, fronting 98 feet on the east side of Jonesboro Road and beginning at the northeast intersection of Jonesboro Road and Whatley Street. Zoned C-1 (Community Business). Land lot 57 of the 14th District, Fulton County, Georgia.
Owner: Scott and Sons Holdings
Council District 1, NPU-Y
- V-10-155** Application of **Richard Dooley** for a variance to reduce the front yard setback from 50 feet to 35 feet to construct a single family dwelling. The property is located at **1036 Dean Drive, N.W.**, fronting 95 feet on the north side of Dean Drive and beginning 450.6 feet east of the northwest intersection of Dean Drive and Dean Overlook. Zoned R-3A (Residential). Land lot 184 of the 17th District, Fulton County, Georgia.
Owner: Andrew Kincheloe
Council District 8, NPU-C
- V-10-156** Application of **Chris Hamilton** for a variance to reduce the west side yard setback from 7 feet to 1 foot and reduce the rear yard setback from 15 feet to 6 feet (credit given for half the width of a rear alley) for the construction of a two car garage. The property is located at **900 Drewry Street, N.E.**, fronting 50 feet on the north side of Drewry Street and beginning 200 feet east of the northeast intersection of Drewry Street and Barnett Street. Zoned R-4 (Residential). Land lot 16 of the 14th District, Fulton County, Georgia.
Owner: Kathleen and Hank Askins
Council District 6, NPU-F

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, November 19, 2010 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

- V-10-157** Application of **Jean Vallee** for a special exception to reduce the required on site parking from 297 spaces to 183 spaces to allow for an addition to a warehouse. The property is located at **3700 Atlanta Industrial Parkway, N.W.,** fronting 609.66 feet on the west side of Atlanta Industrial Parkway and beginning 2,035.46 feet north of the north intersection of Atlanta Industrial Parkway and Atlanta Industrial Way. Zoned I-2 (Heavy Industrial) District. Land lot 266 of the 17th District, Fulton County, Georgia.
Owner: 3M Company
Council District 9, NPU-G

Deferred Cases

- V-10-111** Application of **Wright Marshall** for a variance to reduce the right side yard setback from 7 feet to 3.5 feet to allow for an addition to a single family house. The property is located at **80 Huntington Road, N.E.,** fronting 57 feet on the north side of Huntington Road and beginning 57 feet from the northwest intersection of Huntington Road and Woodcrest Avenue. Zoned R-4/HC-20-CD-1 District (Residential/Historic). Land Lot 109 of the 17th District, Fulton County, Georgia.
Owner: Kathryn Stockett and Keith Rogers
Council District 7, NPU-E
- V-10-121** Application of **Sean Cash** for a variance to reduce the half depth front yard setback from 17.5 feet to 12 feet for the construction of a new single family house. The property is located at **546 Hardendorf Avenue, N.E.,** fronting 50 feet on the west side of Hardendorf Avenue and beginning at the northwest intersection of Hardendorf Avenue and Harriet Avenue. Zoned R-4 (Residential). Land lot 239 of the 15th District, DeKalb County, Georgia.
Owner: Larry Pett
Council District 5, NPU-N
- V-10-133** Application of **Mark Arnold** for a variance to reduce the side yard setback from 7 feet to 2 feet and reduce the rear yard setback from 15 feet to 10 feet for the construction of a new accessory structure. Property is located at **1077 Lanier Boulevard, N.E.,** fronting 65 feet on the east side of Lanier Boulevard and beginning approximately 260 feet north of the northeast intersection of Lanier Boulevard and Virginia Avenue. Zoned R-4 (Residential) District. Land Lot 77 of the 17th District, Fulton County, Georgia.
Owner: Georga and Emily Pfeil
Council District 6, NPU-F
- V-10-136** Application of **Bill Brannen** for a variance to reduce the front yard setback from 30 feet to 20 feet for an addition to a non-conforming structure. Property is located at **2325 Bernard Road, N.W.,** fronting 112.5 feet on the east side of Bernard Road and beginning approximately 150 feet northeast of the north intersection of Bernard Road and Paul Avenue. Zoned R-4A (Residential) District. Land Lot 253 of the 17th District, Fulton County, Georgia.
Owner: Brock Built Homes
Council District 9, NPU-D